133.0	0006	0011.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,453,500 / 1,453,500
					USE VALUE:	1,453,500 / 1,453,500
					ASSESSED:	1,453,500 / 1,453,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		TEMPLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEFFER JEFFREY L
Owner 2:	COSTELLO SUZANNE M
Owner 3:	
Street 1:	42 TEMPLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GONCALVES HUMBERTO F--ETAL -
Owner 2:	GONCALVES KAREN P -
Street 1:	42 TEMPLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,261 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1932, having primarily Brick Veneer Exterior and 3173 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9261.000	825,400		628,100	1,453,500
Total Card	0.213	825,400		628,100	1,453,500
Total Parcel	0.213	825,400		628,100	1,453,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.04 | /Parcel: 458.0

Legal Description

User Acct 85712

GIS Ref

GIS Ref

Insp Date 05/01/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 133.0-0006-0011.B

!10390!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	825,200	0	9,261.	628,000	1,453,200	1,453,200	Year End Roll	12/18/2019
2019	101	FV	619,700	0	9,261.	662,900	1,282,600	1,282,600	Year End Roll	1/3/2019
2018	101	FV	619,700	0	9,261.	488,500	1,108,200	1,108,200	Year End Roll	12/20/2017
2017	101	FV	619,700	0	9,261.	467,500	1,087,200	1,087,200	Year End Roll	1/3/2017
2016	101	FV	619,700	0	9,261.	432,700	1,052,400	1,052,400	Year End	1/4/2016
2015	101	FV	576,600	0	9,261.	362,900	939,500	939,500	Year End Roll	12/11/2014
2014	101	FV	576,600	0	9,261.	354,500	931,100	931,100	Year End Roll	12/16/2013
2013	101	FV	576,600	0	9,261.	337,700	914,300	914,300		12/13/2012

PRINT

Date	Time
12/11/20	00:42:02

LAST REV

Date	Time
12/09/19	10:24:47
danam	

PAT ACCT. 10390

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GONCALVES HUMBE	47542-187		5/31/2006	Change>Sale	1,100,000	No	No		
	12911-140		12/19/1975		69,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2019	935	Siding	10,769	C				
1/6/2011	19	Redo Bat	15,500					PARTIAL REDO 2 BAT

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2009	Meas/Inspect	372	PATRIOT
2/9/2009	Measured	294	PATRIOT
11/23/1999	Mailer Sent		
11/3/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	85712
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9261		Sq. Ft.	Site		0	90.	0.75	10									628,051						628,100	

Total AC/HA: 0.21260 | Total SF/SM: 9261 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 628,051 | Spl Credit | Total: 628,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	30	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.98088580
Const Adj.:	1.02079570
Adj $ / SQ:	130.167
Other Features:	121613
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	865197
Depreciation:	39799
Depreciated Total:	825398

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

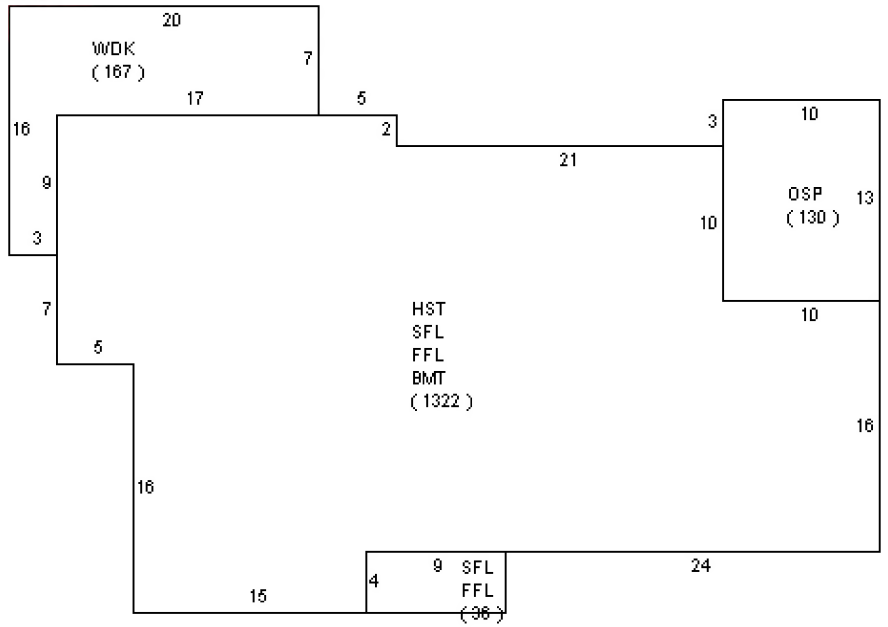
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	190.04
Special Features:	0	Val/Su Net:	172.25
Final Total:	825400	Val/Su SzAd	260.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,358	130.170	176,767
BMT	Basement	1,322	39.050	51,624
SFL	Second Floor	1,154	130.170	150,252
HST	Half Story	661	130.170	86,040
WDK	Deck	167	12.240	2,044
OSP	Screen Porch	130	32.780	4,261

Net Sketched Area:	4,792			Total:	470,988
Size Ad	3173.3000	Gross Are	5657	FinArea	3173

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	85				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0006-0011.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	